

COA # 2014-COA-293 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
1436 N. ALABAMA STREET OLD NORTHSIDE		NEW CASE Center Township Council District: 9 Joseph Simpson
Applicant mailing address:	DAVID B. GIBSON, A3DESIGN PC 5150 N. Delaware Street Indianapolis, IN 46205	
Owner:	ERICA SIEGEL 1436 N. Alabama Street Indianapolis, IN 46202	
CASE		
IHPC COA: 2014-COA-293 (ONS)	<ul style="list-style-type: none"> Amend approved plans to construct carriage house, under 2014-COA-053. Remove existing rear addition and porch; construct new addition and screened in porch 	
STAFF RECOMMENDATION:		Approval

STAFF COMMENTS

Background of the Property

This house was constructed for attorney Edward Thornburg Dickey in 1885. It is Queen Anne style with a corner tower featuring diamond pane windows. There is a full width porch on the front with brick piers, likely added in the 1920s-1940s.

There is a one story addition and porch on the rear of the house. A back addition in the same configuration appears on the 1887 Sanborn. The house appears to have been significantly modified and enlarged by 1898. Staff believes this original one story area was enveloped into the larger house, and a new, wider 1-story section was added. Porches were also constructed onto the north and south sides of this one-story portion. Sometime after 1956 the porch on the south façade was removed.

Rear Addition to be Removed

The existing addition is a simple frame gable front design. It is at the rear of the house and flush with the south side wall of the house. A porch extends off the north. The windows on the addition appear to have been modified. The porch configuration and some trim appear to be original. Porch posts are probably replacements. The addition and porch are in good condition. The owner is asking to remove these in order to provide space for a larger addition, which will include a screened-in porch.

Previous Carriage House Approval

In April 2014, the IHPC approved an application to demolish the historic garage and construct a 2 story, 3-car carriage house with living unit.

Updated Proposal

The owner has returned to the commission seeking approval of revised plans for the carriage house. She has also asking to demolish the existing rear addition and porch in order to construct a new addition and screened in porch.

Carriage House Design

The architect for the project is Dave Gibson with A3design.

Carriage house

The carriage house has a traditionally styled gable front design. There is board and batten siding. The north and south facades have a hipped roof dormer. The south elevation also features a pedestrian door that will access the parking pad. The west elevation, which faces the alley, features one double overhead garage door, and one single. There are two double hung 1-over-1 windows on the second floor. The east elevation, which fronts the house, has a set of double access doors on the first floor. The second story has a balcony with a bracketed shed roof overhang.

Addition and porch

The addition extends out from the rear of the house. It has a hipped roof. The interior space will feature a family/music room. The north elevation has a bay with 3 high windows. The south elevation has a shed roof covered entry door and two double hung windows.

The porch extends out from the interior living space. A screen porch system occupies some of the porch area. There are double access doors on the west end. There is a decorative panel beneath the screens. The roof overhangs an open deck with wood posts supporting the roof edge. There is a raised wood deck surrounding the porch area.

Old Northside Preservation Plan

The Plan states the following about demolition:

- *The Commission should consider whether the building or structure is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.*
- *The Commission should consider whether the building or structure contributes to the historic character of the Old Northside and to the historic character of its immediate environment (i.e. street, alley, property, etc.)*
- *The Commission should consider whether, if the building or structure were demolished, it could be replaced by an existing building of similar age, architectural style, and scale or by a new building which would have the same relationships to the area as did the former building or structure.*

The Plan states the following about new construction:

- *New construction should relate to the historical quality of the area through similar use of form texture, materials color, etc. Location, Scale, Outline, Materials and Details should be the basic criteria used in evaluating new construction.*
- *The Commission should consider whether the building contributes to the historic character of the Old Northside and to the historic character of the immediate environment (i.e. street, alley, property, etc).*

Staff recommends approval for the following reasons:

1. The historic integrity of the addition and porch has been impacted, as they have been altered and materials have been replaced over the years. They do not display a quality of material and craftsmanship that does not exist in other district structures.
2. The work is not visible from Alabama Street, so the alteration will have no effect on the character of the streetscape.
3. The proposed new construction is appropriate to the existing conditions on the site.

4. The carriage house will still be subordinate to the main house, and is designed in a style complementary to the house and the district. Multiple historic carriage houses and new carriage houses (approved by IHPC) are found on this alley.
5. The addition blends with the house, and has visual interest on all sides. The long, low silhouette and the roof form differentiate the addition from the original structure.

STAFF RECOMMENDED MOTION

COA #2014-COA-293 (ONS):

To approve a Certificate of Appropriateness to amend plans approved in 2014-COA-053 to construct a carriage house; to remove the existing rear addition and porch; to construct a new addition and screened in porch; as per submitted documentation and subject to the following stipulations:

DCE:

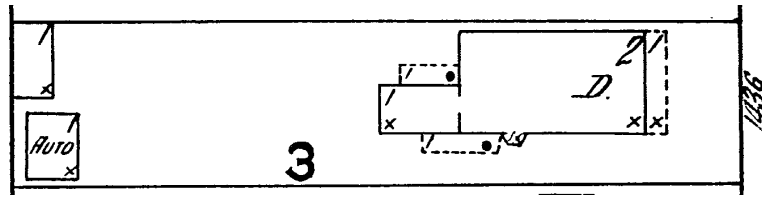
Stipulations 1, 2 and 3 must be completed prior to the issuance of any building permits.

1. Final construction drawings shall be approved by staff prior to commencement of work.
Approved: _____ Date: _____
2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction.
Approved: _____ Date: _____
3. Construction site must be field-staked with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____*
4. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.
5. New siding, panels and trim must be wood or smooth finish fiber-cement.
6. All siding, windows and doors on the carriage house must be approved by IHPC staff prior to installation. *Approved _____ Date _____*
7. No birdboxes (boxed soffits) shall be permitted on overhangs.

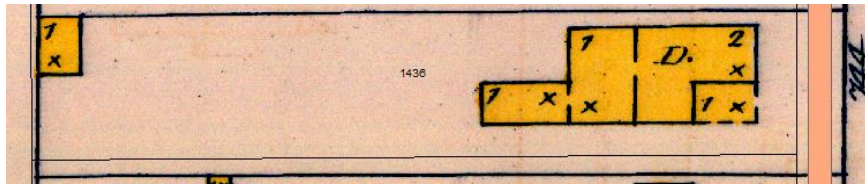
Staff Reviewer: Emily Jarzen



Maps of subject property



1915 Sanborn Map



1887 Sanborn Map



1436 N. Alabama

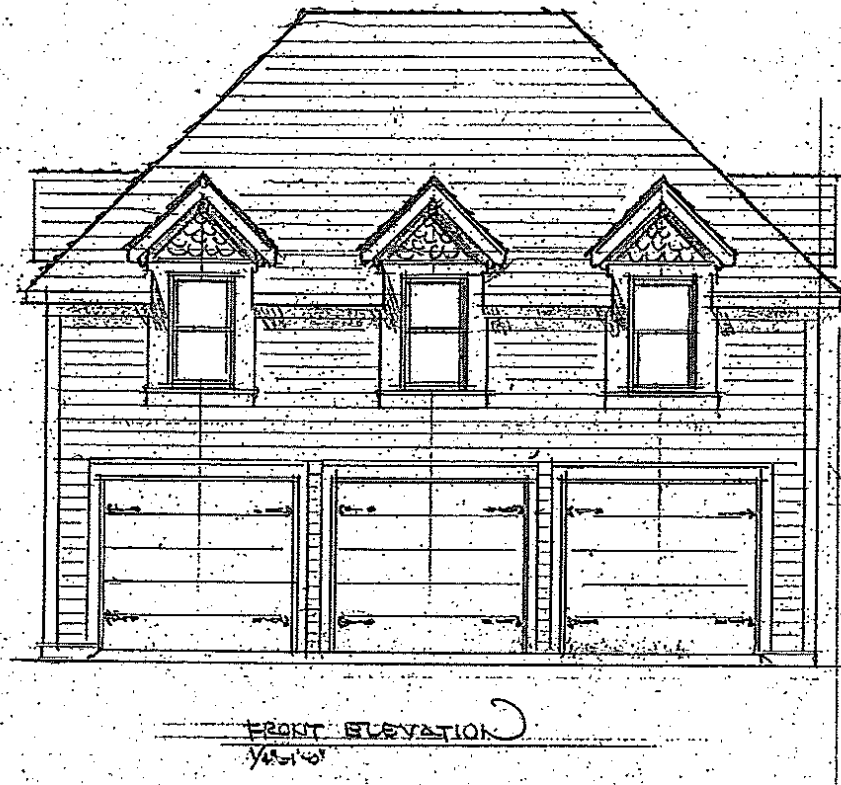


Aerial views of subject property

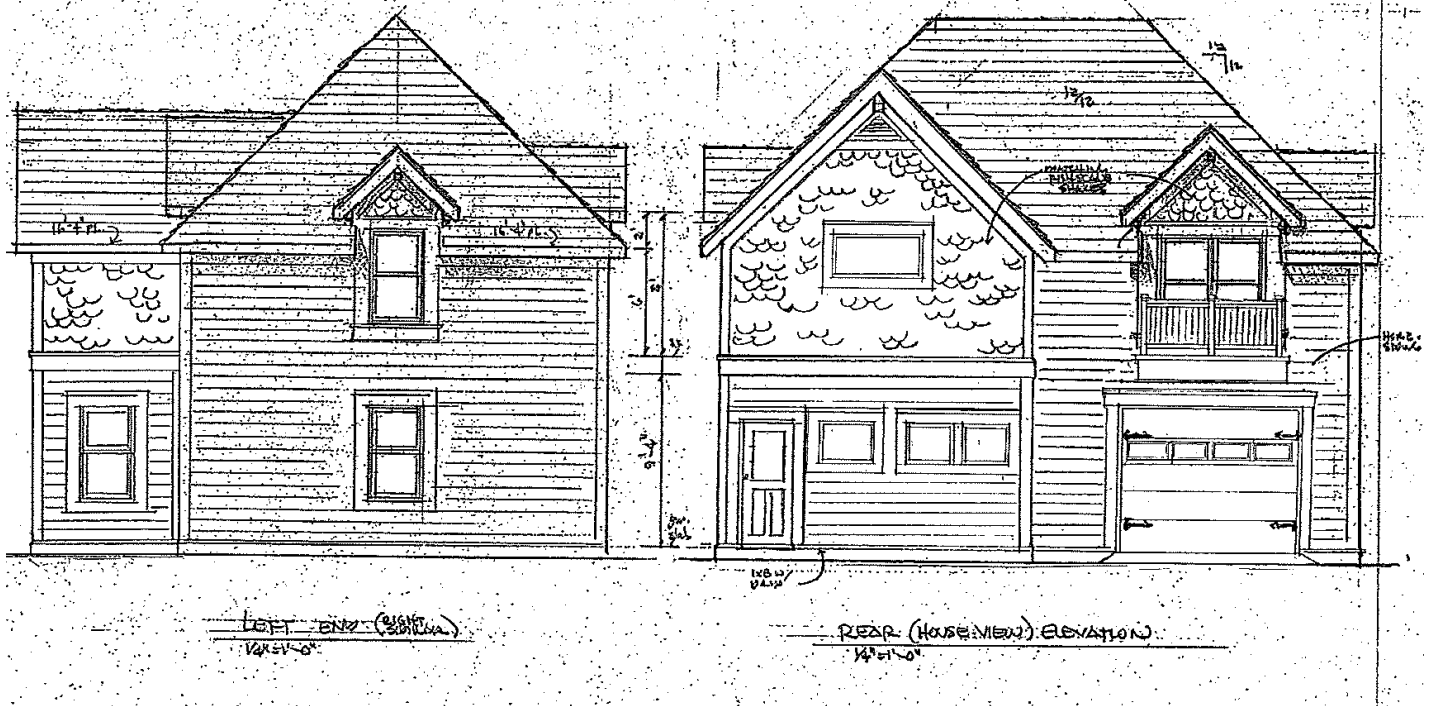


Alley context photos





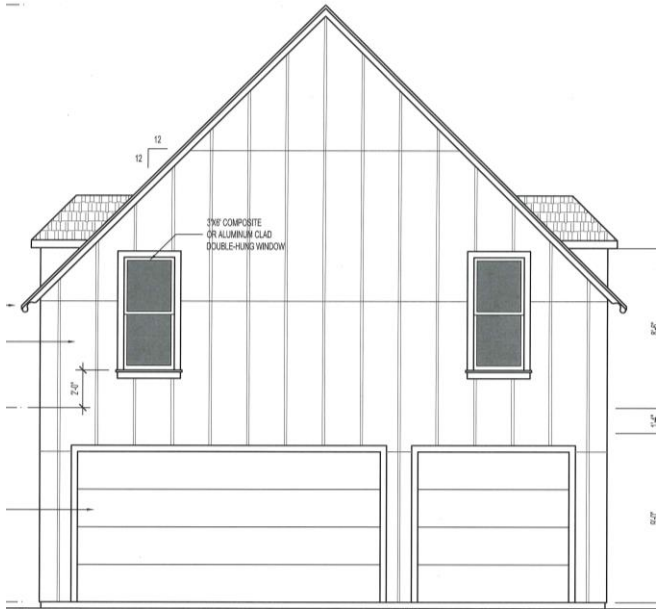
Previously approved carriage house plans



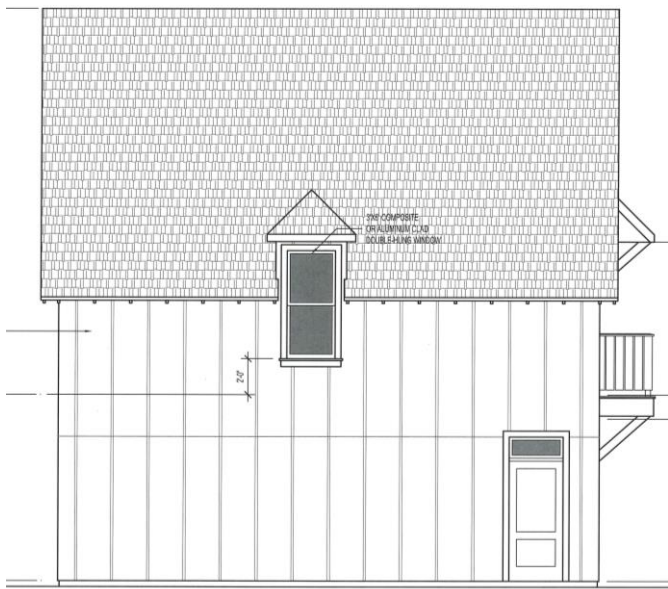
Updated Plans



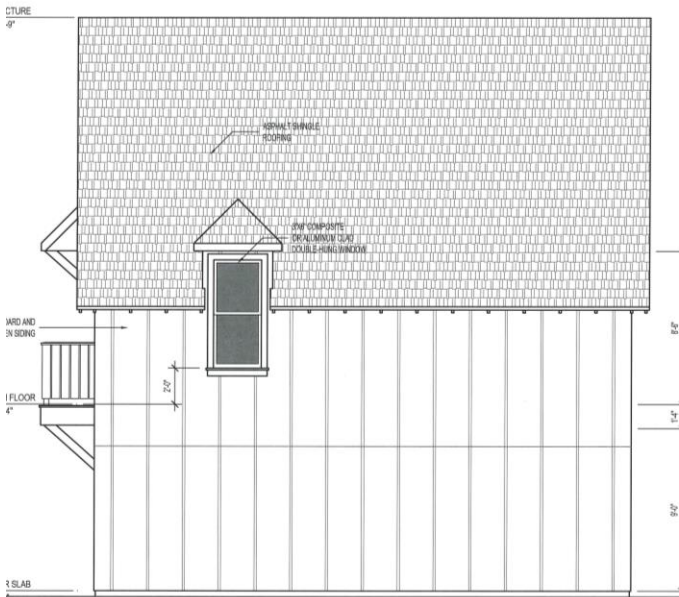
East elevation



West elevation



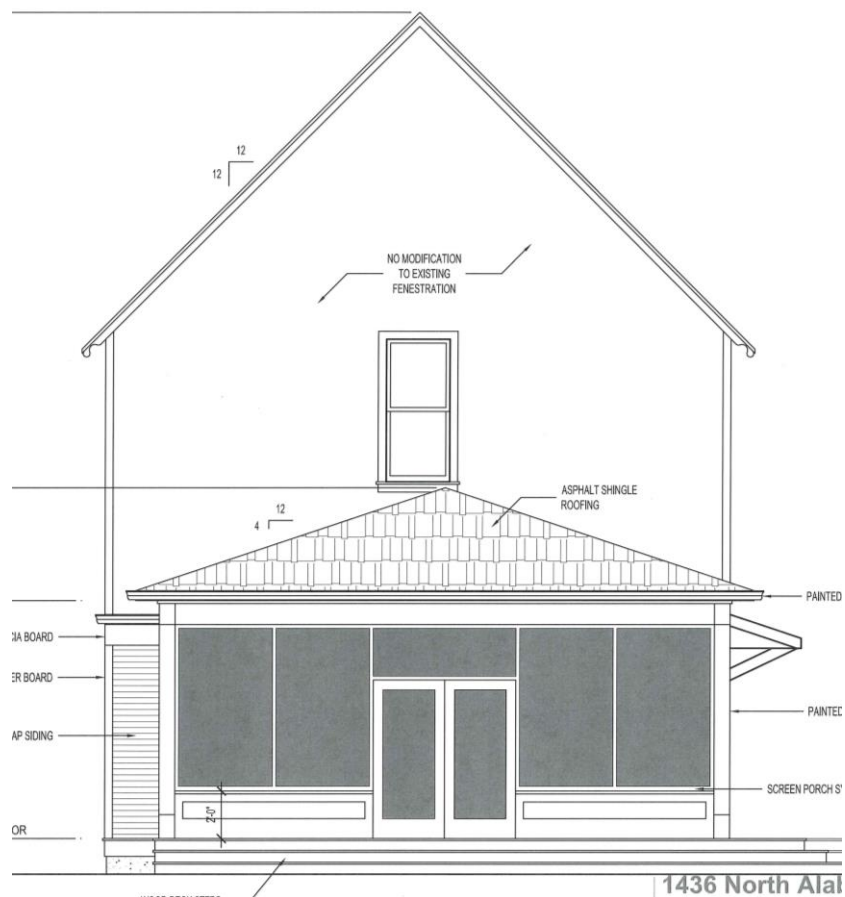
South elevation



North elevation



Rear of house – existing conditions



Proposed addition – west elevation



Proposed addition – south elevation



Proposed addition – north elevation